



PR
PROPERTY

118 Cowper Street, Luton, Bedfordshire, LU1 3SE
£230,000

- Exclusive to PR Property Sales
- Close to good schools
- Buy to let potential £1300pcm

- No Upper Chain
- Excellent transport links to Motorway, Train, and airport
- Well presented

- 2 Double Bedrooms
- Private Garden

**** EXCLUSIVE TO PR PROPERTY SALES ** NO UPPER CHAIN ** 2 DOUBLE BEDROOMS ** BUY TO LET POTENTIAL £1300pcm **** The property benefits from accommodation comprising lounge, dining room, kitchen, 2 double bedrooms, bathroom, gas central heating, double glazed windows and private garden.

DINING ROOM 10'10" X 10'6" (3.30M X 3.20M)

LOUNGE 10'8" X 10'6" (3.26M X 3.20M)

KITCHEN 10'0" X 6'4" (3.04M X 1.92M)

BATHROOM

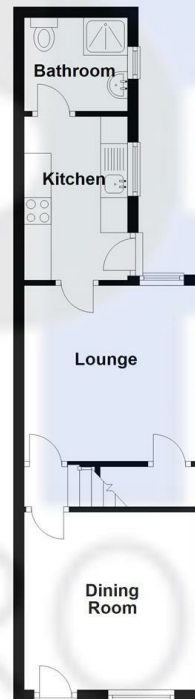
BEDROOM 1 10'10" X 10'6" (3.30M X 3.20M)

BEDROOM 2 10'6" X 10'6" (3.20M X 3.20M)

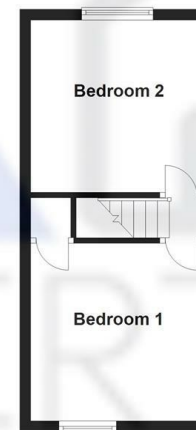
OUTSIDE

REAR GARDEN

Ground Floor
Approx. 33.6 sq. metres (361.5 sq. feet)



First Floor
Approx. 23.8 sq. metres (256.5 sq. feet)



Total area: approx. 57.4 sq. metres (618.0 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		50	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	